



Local Policing Support Team

Your Ref: BR/244/20/PL

Our Ref: LM/ARU/20/010B

Date 20th October 2020

Contact Name: Lee Melbourne

Dear Mr Davis,

RE: The Beach Hotel, former Mud Club Waterloo Square Bognor Regis PO21 1SU

Thank you for your correspondence of the 20th of October 2020, advising me of a planning application for Redevelopment into 11 No. 2 bed apartments & 2 No. commercial units (A1 Retail or A3 Restaurant/Cafe) (resubmission following BR/282/19/PL). This application affects the character & appearance of The Steyne, Bognor Regis Conservation Area & may affect the setting of listed buildings. This site is in CIL Zone 4 (Zero Rated) as flats & other development at the above location, for which you seek advice from a crime prevention viewpoint.

I have had the opportunity to examine the detail within the application and in an attempt to reduce the opportunity for crime and the fear of crime I offer the following comments from a Secured by Design (SBD) perspective. SBD is owned by the UK Police service and supported by the Home Office and Building Control Departments in England (Part Q Security – Dwellings), that recommends a minimum standard of security using proven, tested and accredited products. Further details can be found at www.securedbydesign.com

The National Planning Policy Framework demonstrates the government's aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. With the level of crime and anti-social behaviour in the Arun District being average when compared with the rest of Sussex, I have no major concerns with the proposals, however, additional measures to mitigate against any identified local crime trends and site specific requirements should always be considered.

I refer the applicant to previous correspondence from this office Your Ref: BR/282/19/PL dated the 3rd April 2020 and Our Ref: LM/ARU/20/010A dated the 20th April 2020 to which all comments remain extant.

Mr Davis
Planning Officer
Planning Control
Arun District Council

Sussex Police Headquarters
Malling House, Malling, Lewes, East Sussex, BN7 2DZ

I note that this is a resubmission following refusal on the 25th June 2020.

With regards to the commercial element of the proposal I direct the or their agent to our website at www.securedbydesign.com where the Secured by Design (SBD) Commercial Development 2015 Version 2 document can be found. This is a comprehensive document that encapsulates both commercial developments where the public have no formal access, e.g. factory or office buildings, and those where public access is integral to the commercial use such as retail premises, leisure centres and public buildings. This document will be able to provide the applicant with in-depth crime prevention advice pertinent to the design and layout.

From a crime prevention perspective there will need to be clear segregation of the residential from the commercial/retail element of the development. It will also be important in ensuring that the structure of the development is maintained so that the different uses do not cause conflict with each other.

Should the commercial element house A3 Restaurant/Café units - the applicant and their partners are strongly advised to consult directly with Police Licensing at Sussex Police before making plans for licensed premises serving alcohol or conducting other licensable activities at this site. I would also ask that proposed hours of trading are made a condition of consent in order to protect the amenity of the residential occupiers who will essentially be living above and may be disturbed late into the night 7 days a week. Furthermore, in order to safeguard against a more general A4 use, alcohol should only be sold or supplied to persons who are taking meals on the premises and are seated at tables.

Should external seating be considered outside the proposed restaurant /café in order to keep a clear area of pavement for pedestrians to pass through both the Manual for Streets 2017 Chapter 6.3.23 and Secured by Design Homes 2019 Version 2 document recommend the minimum distance of 2 metres of pavement should be left clear and unobstructed available for pedestrian use.

With regards to the residential element of the proposal I direct the applicant or their agent to our website at www.securedbydesign.com where the SBD Homes 2019 Version 2 document can be found. The Secured by Design scheme is a Police initiative to guide and encourage those engaged within the specification, design and build of new homes, and those undertaking major or minor property refurbishment, to adopt crime prevention measures. The advice given in this guide has been proven to reduce the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

From a crime prevention perspective to any proposed flats, it will be imperative that access control is implemented into the design and layout to ensure control of entry is for authorised persons only. SBD recommends that all communal door-sets serving 5 or more dwellings or bedrooms should have visitor door entry system or access control system to enable management oversight of the security of the building i.e. to control access to the building via the management of a recognised electronic key system. It should also incorporate a remote release of the primary entrance door set and have audio visual communication (preferably colour) between the occupant and the visitor. For further information I direct the applicant to paragraph 27 SBD Homes Version 2 2019.

I was pleased to note from the design & access statement that the proposals show external post boxes. I strongly urge the applicant not to consider letter apertures within the flats' front doors. The absence of the letter aperture removes the opportunity for lock manipulation, fishing and arson attack and has the potential to reduce unnecessary access to the block.

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I note that there will be a bin store and a basement bike store. I duly refer the applicant to SBD Homes 2019 chapters 56 56:1 through to 56:4 and additionally Chapter 57 57:1 through to 57:3. These chapters will give the applicant additional information pertaining to security to these areas.

Finally, lighting throughout the development will be an important consideration and where it is implemented it should conform to the recommendations within BS 5489-1:2013.

Thank you for giving me an opportunity to comment.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely

Miss Lee A Melbourne
Designing Out Crime Officer
Sussex Police Headquarters

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